



**WEST VALLEY CITY
PLANNING COMMISSION
MINUTES**

January 11, 2017

The meeting was called to order at 4:03 p.m. by Chair Meaders at 3600 Constitution Blvd., West Valley City, Utah.

WEST VALLEY CITY PLANNING COMMISSION MEMBERS

David McEwen, Brent Fuller, Matthew Lovato, Jack Matheson, Clover Meaders, Martell Winters and Harold Woodruff

WEST VALLEY CITY PLANNING DIVISION STAFF

Brock Andersen, Steve Lehman, Steve Pastorik, Greg Robinson, and Brenda Turnblom

WEST VALLEY CITY LEGAL DEPARTMENT

Brandon Hill

AUDIENCE

There were 4 people present in the audience.

S-26-2016
Stonebridge Park Commercial Subdivision
4669 West Lake Park Boulevard
M & BRP Zones
5 Lots
23 Acres

BACKGROUND:

Anderson Wahlen & Associates, representing Suburban Land Reserve Inc., has filed a minor subdivision for the Stonebridge Park Commercial Subdivision. The subject property is located at approximately 4669 West Lake Park Boulevard. The property is zoned M and BRP.

ISSUES:

The proposed subdivision is being submitted to divide the existing 23 acres of property into 5 individual lots. The existing property boundary was created in the early days of Lake Park by a metes and bounds subdivision. Metes and Bounds subdivisions are a simple way to divide property by legal description. The City allowed this type of division for this large commercial tract of land, but it is not a formal subdivision and is therefore not recorded.

As the property owner is proposing to divide this property into multiple lots, a minor subdivision plat is required. At the present time, the subject property is vacant. The Spillman office building is located on the northeast parcel, but will not be part of the subdivision. However, it will be used to provide access to the new development.

The proposed subdivision will be accessed from Lake Park Boulevard via a private street system through the Spillman parcel. The private street will meet City standards for width, cul-de-sac radius and fire hydrant locations. A sidewalk is proposed along the west side of the new street which will extend into the Spillman property for pedestrian access. Lots 1 and 2 will have an additional point of access through a private drive off Lake Park Boulevard.

STAFF ALTERNATIVES:

1. Approve the Stonebridge Park Commercial Subdivision subject to a resolution of staff and agency comments.
2. Continue the application in order for the developer to address the Planning Commissions concerns.

Discussion: Commissioner Fuller asked about the width of the private drive. Steve Lehman said the pavement is approximately 26' wide, which meets the provisions for a private street. The private drive has curb and gutter, but no sidewalk. Commissioner Matheson is concerned that the width of the private drive may not be adequate, depending on future uses of the property. The Planning Commission can review the private drive again as conditional uses appear before them. Commissioner Fuller mentioned that we don't know what the future uses will be, and it may be too late to widen the road at a later date. Commissioner Matheson suggested the access be widened to match the access across the street. He feels a left turn out of the private drive may be dangerous, however, it is allowed.

Motion: Commissioner Winters moved to approve S-26-2016.

Commissioner McEwen seconded the motion.

Vote:

Commissioner Fuller	Yes
Commissioner Lovato	Yes
Commissioner Matheson	Yes
Commissioner McEwen	Yes
Chair Meaders	Yes
Commissioner Winters	Yes
Commissioner Woodruff	Yes

Unanimous – S-26-2016 – Approved

C-52-2016

T-Mobile (Rocky Schutjer) 2305 S. 1070

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B/RP Zone (4.85 Acres)

T-Mobile is requesting a conditional use amendment for an expansion of roof mounted antennas at 2305 South 1070 West. This property is zoned business research park (B/RP) and the West Valley City General Plan designates this area as a Business Park. The surrounding zone is B/RP on all sides with the Jordan River as the eastern most boundary of the property.

T-Mobile would like to relocate three (3) tri-pod mounted antennas that were approved in March 2015 under C-18-15. The existing 81” antennas will be moved to skid-mounts and an additional 96.6” antenna would be added to each new structure for a total of six (6) antennas at this location. These structures will be located in the same spot as the previous mounts and set back 10’ from the edge of the building and will be 10’ tall, which complies with the location standards set forth in section 7-23-206 of the WVC Municipal Code. The antennas will be painted brown to match the building. T-Mobile has not proposed to add any screen type structure around the antennas due to the flat design of the roof and the spacing of the different sectors.

Due to the poor coverage in the area, the previous tenant in the building initially utilized an interior T-Mobile network to boost their service until the external macro-site was installed. The new antennas will update the technology at the site and broadcast a different radio frequency than what is currently at the site which enables for better cell service and faster download speeds.

Any equipment changes necessary will be located in the existing screened fenced equipment area located adjacent to the building. A generator is not proposed for this site.

Staff Alternatives:

- Approval, subject to the resolution of any issues raised at the public hearing and the following conditions:

1. The antennas shall be installed per the approved plans and in accordance with Chapter 7-23 of the WVC Municipal Code.
 2. The antennas shall be painted to match the colors of the existing building.
 3. The supporting equipment shall be located in a screened enclosed area per the approved plans.
 4. Must comply with all other relevant requirements set forth from applicable department and agencies.
- Continuance, to allow for the resolution of any issues raised at the public hearing.

Applicant:

Rocky Schutjer
2181 Hugo Ave
Salt Lake City, UT 84117

Discussion: Commissioner Winters noticed several colors on the building and asked what color will be selected for painting the antennas. Rocky Schutjer said the current antennas are painted dark brown, as will be the three new antennas. Commissioner Matheson is of the opinion that antenna screening will be more obtrusive than no screening at all. Commissioner McEwen asked if screening interferes with the operation of the antennas. Rocky Schutjer said antenna screens are made of fiberglass, a radio frequency friendly material, but T-Mobile prefers no screening.

Motion: Commissioner McEwen moved to approve C-52-2016, subject to the four staff conditions.

Commissioner Matheson seconded the motion.

Vote:

Commissioner Fuller	Yes
Commissioner Lovato	Yes
Commissioner Matheson	Yes
Commissioner McEwen	Yes
Chair Meaders	Yes
Commissioner Winters	Yes
Commissioner Woodruff	Yes

Unanimous – C-52-2016 – Approved

C-55-2016
Smith's Landscaping appeal 5620 West 4100
South
C-2 Zone (5.98 Acres)

The applicant, Anderson Wahlen & Associates, representing Smith's, is requesting a landscaping reduction for property located at 5620 West 4100 South. This property is zoned C-2, General Commercial and the West Valley City General Plan designates this area as General Commercial. The site is part of a larger overall commercial complex that includes Lowe's and Walgreens. There is residential property to the north, zoned A, and commercial uses across 5600 West to the east, zoned C-1.

In July 2016 a building permit was submitted for a substantial interior remodel of the Smith's location. The valuation on the building permit is approximately \$1,000,000.00. The facility has frontage along 5600 West, which is listed as one of West Valley City's major arterials. Therefore, the expansion triggers compliance with the design requirements for the frontage of this parcel that are set forth in chapter 7-13 of the West Valley City Municipal Code. These standards include the following:

All properties with frontage on high-image streets shall provide a minimum 20- foot landscaped buffer along the entire frontage between the edge of the sidewalk and any parking area, structure or fence on the site. No parking, outside storage or temporary signage shall be allowed within the landscape buffer. This requirement shall take effect when building permits are required in the following situations:

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c. Any substantial modification to an existing site or structure in which the estimated construction cost exceeds \$50,000.

(2) Fifty percent of the area of the landscaped buffer shall be planted with grass and shade and/or large conifer trees. The remaining 50 percent of the area may include, but not be limited to, vehicular access drives, specialty paving, street furniture, and outdoor seating areas. There shall be a minimum of one tree planted for each 600 square feet of the gross area of the landscaped buffer

The ordinance states one can appeal these requirements if "full compliance is not possible due to location of existing buildings or because compliance would necessitate elimination of improvements required by other ordinances which could not be relocated elsewhere on the site." (§7-13-104(1)b.)

The site was originally developed in accordance with the City Code, and constructed per the original site plan. However, the Utah Department of Transportation (UDOT) has recently purchased 10.5' of right-of-way for an expansion project. Therefore, after that widening is complete there will be approximately 11' of landscaping remaining from the right-of-way and the site will be out of compliance with the 20' minimum required by City Code.

There are two areas in particular that will be impacted by the widening.

The first is the area directly adjacent to the fuel center. Currently there is 25' aisle between the canopy and the curb. Any reduction in this area would eliminate maneuverability around the fuel center.

The second area is adjacent to nine (9) parking stalls. Adding additional landscaping in this area would eliminate those 9 stalls. There are currently 291 stalls on site that are used by various retail tenants. The

minimum required parking for this tenant mix is 265 spaces. Therefore eliminating 9 stalls would not make the site deficient per City Code however, Smith's feels that this would be well below their industry standard of 5 spaces per 1,000 sqft. (376). Also, Smith's feels the location of these stalls is critical to the retail pads in this area.

Parking Summary:

Total retail square footage: 75,264 City Code requires:

1/250 (4/1,000) for first 20,000 sqft 1/300 (3.33/3,000)
for 20,000+

265 spaces total minimum Smiths standard
1/200 (5/1,000) = 376 Current ratio is 1/260
(3.86/1,000) = 291

The C-2 zone also requires a minimum of 15% landscaping for a site. Initially, the Smith's site on it's own had 14.57%. After the right of way acquisition there is 13.67% remaining which is a .9% reduction from the original amount and 1.33% from the minimum required. However, when reviewing the entire center, including Walgreens and Lowes, the commercial complex together is over 15%.

Therefore, due to the limited maneuvering area adjacent to the fuel center, and their parking demand, Smith's is requesting an appeal of the 20' landscaping requirements along the 5600 West frontage. The current plan shows they have maximized the amount of landscaping possible and located it in areas that will not interfere with the operations and maneuvering areas necessary for the site to function.

The remaining reduced setback would be landscaped in compliance with the streetscape standards and contain a combination of 50% lawn and groundcover and 1 tree planted every 30' with a minimum of 4 shrubs per tree. The exact grading for this area has not been determined at this time but the area would contain a 2' berm or a wall as well as a hedge to screen the parking. The area will also contain an additional 3' of landscaping inside the right-of-way adjacent to the sidewalk so the overall landscaped area will be a total of 15'.

Staff Alternatives:

Approval, subject to the resolution of any concerns raised at the public hearing as well as the following:

1. Landscaping along 5600 West may be reduced per the approved site plan in the following areas:
 - a. Adjacent to the fuel center
 - b. Adjacent to the parking area containing 9 stalls.
2. The remaining landscaped area shall contain a 2' berm or a wall as well as a hedge to screen the parking and fuel center traffic and shall be planted with 50% lawn and a minimum of 1 tree for every 30' of frontage and 4 shrubs per tree.

Continuance, to allow for the resolutions of any issues raised at the public hearing.

Applicant:

Kirk Randall, Anderson Wahlen & Assoc.
2010 North Redwood Road
Salt Lake City, UT 84116

Discussion: Commissioner Matheson noted that one of the main changes here is that the meandering sidewalk will be changed to a straight sidewalk. Commissioner McEwen asked if the sidewalk will be moved farther West. Jody Knapp answered yes, the curb will be moved about 9' toward the inside of the lot.

Kirk Randall said Smith's needs room for traffic circulation and stacking around their fuel center. Smith's is fighting to keep the nine existing parking spots near the fuel center along 5600 West because they are in a prime location for the three tenants nearby. Commissioner Lovato agrees that losing those stalls would be inconvenient for customers.

Motion: Commissioner Lovato moved to approve C-55-2016 subject to the two staff conditions.

Commissioner Fuller seconded the motion.

Vote:

Commissioner Fuller	Yes
Commissioner Lovato	Yes
Commissioner Matheson	Yes
Commissioner McEwen	Yes
Chair Meaders	Yes
Commissioner Winters	Yes
Commissioner Woodruff	Yes

Unanimous – C-55-2016 – Approved

C-56-2016

Angel's Window Tint and Auto Glass
2698 S Redwood Rd. Unit M
M Zone (3.55 total acres)

The applicant, Elvira Arrioja, representing Angel's Window Tint and Auto Glass, requests a conditional use for auto glass tinting, repair and replacement at 2698 S Redwood Rd. This site is located in the Manufacturing Zone, and auto repair is a conditional use in this zone. The surrounding uses include Redwood Elementary School to the north, commercial development across Redwood Road to the east, commercial and office uses to the south and light industrial to the west. The General Plan designated this area as Commercial/Light Manufacturing.

The site was developed in 1999 as part of the Business Village West Commercial Condominiums. An active condominium owner's association maintains the entire property. The landscaping on the site is as per plan and is well maintained.

Angel's Window Tint and Auto Glass is an auto tinting and glass replacement/repair business. The business will be approved for auto glass tinting and replacement/repair only. All repair will be done inside the building, and all cars will be stored inside the warehouse.

The applicant intends to occupy unit M in the west building. The space is 2,000 square feet. The east part of the unit will be used as an office and is 600 square feet. The west part of the unit will be for glass tinting and repair/replacement and is 1,400 square feet.

The required 5 designated parking stalls are located in the front of the unit, on the east side of the building. There is also shared parking with adjacent businesses, which should be sufficient for the requested use. All signage will be required to obtain a permit and will be required to meet the West Valley City Sign Ordinance.

Staff Alternatives:

Approval, subject to the resolution of any concerns raised at the public hearing and meeting the requirements of all affected departments and agencies, as well as the following:

1. The approved use is for auto glass tinting, repair and replacement. All auto glass repair or maintenance must be performed inside the facility. There will be no repair or maintenance of auto glass allowed outside of the building. This approval is for unit M.
2. There shall be no outside storage of any kind. All vehicles must be stored inside the warehouse. There shall be no storage or outside display of vehicles.
3. The site shall be well-maintained and free of garbage or trash.
4. Parking shall conform to the City Ordinance.
5. All signage shall comply with the regulations contained in Title 11 of the West Valley City Code, including all temporary signs.
6. All requirements of affected departments and agencies must be met.
7. This use is subject to review upon a valid complaint.

Continuance, to allow for the resolutions of any issues raised at the public hearing.

Motion: Commissioner Winters moved to approve C-56-2016 subject to the seven conditions listed in the staff report.

Commissioner Lovato seconded the motion.

Vote:

Commissioner Fuller	Yes
Commissioner Lovato	Yes
Commissioner Matheson	Yes
Commissioner McEwen	Yes
Chair Meaders	Yes
Commissioner Winters	Yes
Commissioner Woodruff	Yes

Unanimous – C-56-2016 – Approved

Approval of Minutes from December 14, 2016 (Regular Meeting) **Approved**

Approval of Minutes from January 4, 2017 (Study Session) **Approved**

There being no further business, the meeting adjourned at 4:29 p.m.
Respectfully submitted,

Brenda Turnblom, Administrative Assistant